



Town of Lexington
PLANNING OFFICE

Land Use, Health and Development Department
1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 698-4560

FORM B
GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT

Date: December 22, 2021

To the Planning Board:

NAME OF PROJECT: 475 Bedford Street Planned Development

A. TYPE OF APPLICATION

<input type="checkbox"/>	Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
<input type="checkbox"/>	Minor site plan review, per §176-9.0
<input type="checkbox"/>	Major site plan review, per §176-9.0
<input type="checkbox"/>	Special permit residential development, per §135-6.9
<input type="checkbox"/>	Adequacy determination of an unaccepted street, per § 176-7.0
<input checked="" type="checkbox"/>	Review of a zoning amendment for a planned development (PD) district, per §135-7.3

B. A. TYPE OF PLAN

The accompanying plan is a:

☐ Sketch ☒ Preliminary ☐ Definitive

☐ Extension ☐ Rescission

For a:

☐ Residential Development

☒ Non-residential Development

Received by Planning Board:

Space for Town Clerk

B. DESCRIPTION OF LAND

All property included in the plan:

1. Street Address: 475 Bedford Street Map-Lot #: 84-85A
2. Street Address: _____ Map-Lot #: _____
3. Street Address: _____ Map-Lot #: _____

Please add more if necessary.

C. COST ESTIMATE

For projects filed under §135-6.9 please complete Form SC

D. APPLICANT AND OWNER INFORMATION

Note: The Zoning and Subdivision Regulations permit a person other than the owner to file an application, with the written permission of the owner, and if the applicant states the nature of their interest.*

Applicant's Name: Cresset Lexington LLC

Is the applicant also the owner? ☒ Yes ☐ No

Signature of Applicant: _____

Applicant's Business address: 120 Water Street, Suite 500 Boston, MA 02109

Applicant's Phone Number: (617) 624-9100

Applicant's Email Address: enardi@cressetgroup.com

If the applicant is not the owner what is the nature of interest in the land?

N/A

*For projects filed under §135-6.9 if the applicant is not the owner the applicant must attach a copy of a purchase and sale agreement, or other instrument of future sale, to this application.

Note: The Planning Department requires that one-person act as coordinator/contact person for an application. That person is assumed the applicant unless a member of the development team is designated.

SIGNATURES OF OWNERS

Note: The owners of all land affected by this development must sign this application. If necessary, complete table two, or file a separate sheet, for multiple parcels/owners.

Table 1


Map-Lot #: 84-85A	Map-Lot #:
Name of Owners (print)	
Owner 1: Cresset Lexington LLC	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
	

Table 2

Map-Lot #:	Map-Lot #:
Name of Owners (print)	
Owner 1:	
Owner 2:	
Signature of Owner 1	Signature of Owner 2

E. CALCULATION OF FEE

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	1	* \$0	= \$0	+ \$2,000	= \$2,000
*Creditable Prior Payment					N/A
Total Filing Fee due with application					\$2,000

Schedule of Administrative Fees. The following schedules apply to the types of applications to the Board:

Application Types	Fees
Residential Preliminary Subdivision	
1 to 3 Lots	\$1,000 plus 500 per lot
4 to 8 Lots	\$1,500 plus 500 per lot
More than 9	\$2,000 plus 500 per lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per lot
Residential Definitive Subdivision	
1 to 3 Lots	\$2,000 plus 500 per lot
4 to 8 Lots	\$3,000 plus 500 per lot
More than 9	\$4,000 plus 500 per lot
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot
Modifications	\$1,500

Application Types	Fees
Unaccepted Street Determination, §176-7.0	\$2,000
Special Permitting, §176-6.0	
Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
Residential Special Permit	\$3,000 plus \$500 per proof plan lot
Nonresidential Sketch Plan	\$1,500 plus \$50 per 1,000 SF of GFA
Nonresidential Special Permit	\$3,000 plus \$50 per 1,000 SF of GFA
Site Plan Review, §176-9.0	
Minor site plan review	\$500
Major site plan review	\$1,500
PD rezoning, §176-8.0	
Sketch PSDUP	\$500
Final PSDUP	\$2,000

*One payment of a fee for a residential preliminary plan is creditable to the initial fee for a definitive plan. If more than one fee is paid for a preliminary plan, only the first of those payments is creditable to the initial fee for a definitive plan.

One payment of a fee for a sketch plan is creditable to the initial fee for a special permit application or PSDUP rezoning request. If more than one fee is paid for a sketch plan, only the first of those payments is creditable to the initial fee for a special permit application.

F. DEVELOPMENT TEAM

	Landscape Architect Architect	Civil Engineer	Land Surveyor	Attorney
Name	John Sullivan	Dale Horsman; Sean Colella	Russell Bousquet	Edmund Grant
Mass. Registration #	50370	51903; 53486	35389	N/A
Name of Firm	SGA	VHB	VHB	Nicholson, Sreter, & Gilgun, P.C.
Mailing Address	200 High Street #2 Boston, MA 02110	101 Walnut Street PO Box 9151 Watertown, MA 02471	101 Walnut Street PO Box 9151 Watertown, MA 02471	33 Bedford Street; Suite 6 Lexington, MA 02420
Telephone #	(857) 300-2610	(617) 924-1770	(617) 924-1770	(781) 862-5313
(If applicant is not coordinator/contact person, designate one person for that role)				

F. DEVELOPMENT TEAM (CONTINUED)

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name	Erik Bednarek			
Mass. Registration #	1508			N/A
Name of Firm	VHB			
Mailing Address	101 Walnut Street PO Box 9151 Watertown, MA 02471			
Telephone #	(617) 924-1770			
(If applicant is not coordinator/contact person, designate one person for that role)				